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# SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

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DIRECTOR

**TO: PLANNING COMMISSION**

**FROM: WARREN HOAG, DEPARTMENT OF PLANNING AND BUILDING**

**DATE: FEBRUARY 10, 2005**

**SUBJECT: TIME EXTENSION FOR TRACT MAP**

## SUMMARY

The attached time extension request has been reviewed by staff. It complies with Section 21.06.010 of the Real Property Division Ordinance, and remains in compliance with the General Plan and County ordinances. The Subdivision Map Act allows time extensions to be granted to a maximum of five years past the initial approval period of two years for tentative tract maps. The tentative tract map is not yet ready to record. Additional time is necessary to comply with the conditions of approval.

## RECOMMENDATION

Staff recommends your Commission approve the time extension.

## DISCUSSION

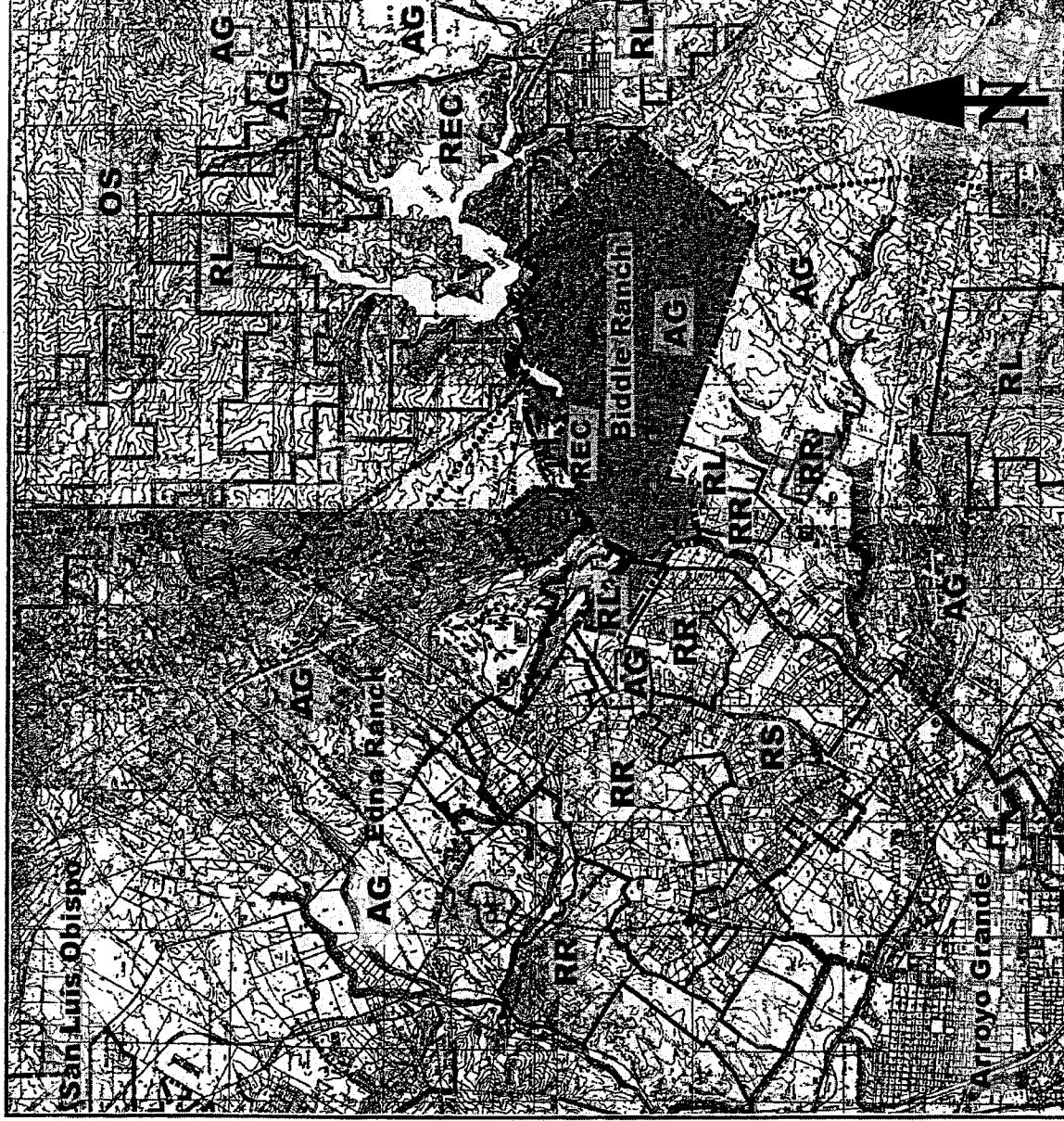
The following time extension is recommended for approval:

- A. TRACT 2408 (S990344U) Request from Terry Payne/ RRM Design Group/ Biddle Ranch Company for a 1st time extension** for vesting tentative tract map 2408, a request to subdivide an existing 4,719 acre site into 87 clustered residential lots in two clusters ranging in size from 1.1 to 2.5 acres each, a 1,560 sq. ft. private clubhouse and a parking area, private equestrian facility including trailer parking, paddocks and arena, entry features including gate, roads, pedestrian/equestrian trail, two water storage tanks and water distribution lines and an open space easement restricting development on 95% of the site and an adjustment to road improvement standards to allow for reduced right of way width. The east cluster is located on the east side of Lopez Drive, east of the Lopez Drive and Orcutt Road intersection. The west cluster is located west of Lopez Drive, approximately 1/2 mile south of the Lopez Drive and Orcutt Road intersection, approximately 3 miles north of the City of Arroyo Grande. Located in the San Luis Bay, Huasna and San Luis Obispo Planning Areas. The project is

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located in the Rural Lands and Agriculture land use category. APN: 044-181-023, 044-221-005, 011 et al. Supervisorial District 4.

The tentative map was to expire on February 27, 2005. On January 4, 2005, the applicant's agent requested the time extension. After review of the tentative map, staff recommends to the Planning Commission the **1st one-year time extension** be granted to February 27, 2006, subject to the Resolution of the Planning Commission adopted February 27, 2003.

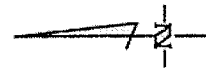


Project

Talley Farms Inc. / D990392D

Exhibit

Land Use Map



# Site Map

Project —————  
**Talley Farms Inc. / D990392D**